

**VILLAGE OF RIDGEWOOD ZONING BOARD OF ADJUSTMENT
AGENDA**

***Tuesday, March 24, 2026
Village Hall Court Room – 7:30 P.M.***

Call to order

Pledge of Allegiance

Statement required by the Open Public Meeting Act “Adequate notice of this meeting has been provided by a posting on the bulletin board in the Village Hall, by mail to the Ridgewood News, The Record and by submission to all persons entitled to same as provided by law of a schedule including date and time of this meeting”.

Please note: A curfew of 11:00 PM is strictly adhered to by the Zoning Board of Adjustment of the Village of Ridgewood. No new matter involving an Applicant will be started after 10:30 PM. At 10:00 PM the Chairman will make a determination and advise Applicants as to whether they will be heard. If an Applicant cannot be heard because of the lateness of the hour, the matter will be carried over to a future meeting to be determined by the Board at 10:00 PM.

Roll call

Minutes: February 17, 2026; March 10, 2026

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

Old Business:

MICHAEL & CAITLIN LICARE – An application to install a swimming pool and related amenities, demolish existing detached garage and construct a new one-car detached garage which would result in a rear yard setback to the pool patio of 5 feet, where 10 feet is required, and location of BBQ within the front yard setback on Fairway Road at 153 John Street, Block 3407, Lot 1, in an R-2 Zone. **(Continued from January 27, 2026; Carried from February 24, 2026 without further notice)**

New Business:

BRIAN & STEPHANIE ZUMBOLO – An application to permit the construction of a box window which would result in a side yard setback of 18.5 feet, where 18 feet exists and 20.92 feet is required, and the construction of a new detached garage which would result in coverage by improvements within the first 175 feet, of 42.35%/10,081 square feet, where 40%/8,750 square feet is the maximum permitted; and would maintain total coverage by improvement of 38.35% where 35% is the maximum permitted at 55 Valley View Avenue, Block 1916, Lot 9, in an R-110 Zone.

PETER FISHKIN & LEILA NOSRATI – An application to permit the construction of a deck which would result in a rear yard of 22.31 feet where 30 feet is the minimum required at 385 Hamilton Road, Block 1106, Lot 13, in an R-1 Zone.

Discussion: Annual report

Resolution memorialization:

Adjournment